047.0	0008	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,138,200 / 1,138,200
					USE VALUE:	1,138,200 / 1,138,200
					ASSESSED:	1,138,200 / 1,138,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
115		MEDFORD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SOUSA MARY F /EZABEL LYNCH
Owner 2:	TRS/SERPA FAMILY TRUST
Owner 3:	
Street 1:	115 MEDFORD ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SERPA HUMBERTO MONIZ--ETAL -
Owner 2:	SERPA NAZARE MARIA -
Street 1:	115 MEDFORD ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,381 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1921, having primarily Aluminum Exterior and 4131 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 16 Rooms, and 11 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	6381.000	693,400	4,600	440,200	1,138,200
Total Card	0.146	693,400	4,600	440,200	1,138,200
Total Parcel	0.146	693,400	4,600	440,200	1,138,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 275.56 | /Parcel: 275.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 33877
GIS Ref:
GIS Ref:
Insp Date: 05/05/09

PREVIOUS ASSESSMENT

Parcel ID: 047.0-0008-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	FV	693,400	4600	6,381.	440,200	1,138,200	1,138,200	Year End Roll	12/18/2019
2019	105	FV	512,500	4600	6,381.	467,700	984,800	984,800	Year End Roll	1/3/2019
2018	105	FV	512,500	4600	6,381.	341,200	858,300	858,300	Year End Roll	12/20/2017
2017	105	FV	481,600	4600	6,381.	297,200	783,400	783,400	Year End Roll	1/3/2017
2016	105	FV	481,600	4600	6,381.	253,100	739,300	739,300	Year End	1/4/2016
2015	105	FV	430,700	4600	6,381.	247,600	682,900	682,900	Year End Roll	12/11/2014
2014	105	FV	430,700	4600	6,381.	203,600	638,900	638,900	Year End Roll	12/16/2013
2013	105	FV	447,600	4600	6,381.	193,700	645,900	645,900		12/13/2012

!4040!

PRINT

Date	Time
12/10/20	19:07:57

LAST REV

Date	Time
03/02/19	10:14:59

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 4040

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SERPA HUMBERTO	53368-541		8/11/2009	Family	99	No	No		
SERPA HUMBERTO	22704-50		6/5/1970		42,750	No	No		A

USER DEFINED

Prior Id # 1:	33877
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/23/2015	1625	Porch	11,300					

ACTIVITY INFORMATION

Date	Result	By	Name
5/5/2009	Measured	189	PATRIOT
3/9/2000	Measured	263	PATRIOT
7/1/1988		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		6381		Sq. Ft.	Site		0	80.	0.86	1			Med. Tr	-10					440,228						440,200	

Total AC/HA: 0.14649 | Total SF/SM: 6381 | Parcel LUC: 105 | Three Fam. | Prime NB Desc: ARLINGTON | Total: 440,228 | Spl Credit | Total: 440,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	3	Total:	3
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1921	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:	1	Rating:	Good
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.96484256
Const Adj.:	0.99980003
Adj $ / SQ:	163.990
Other Features:	170750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	851791
Depreciation:	158433
Depreciated Total:	693358

COMMENTS

EST. BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 16		BRs: 11			Baths: 3				HB		

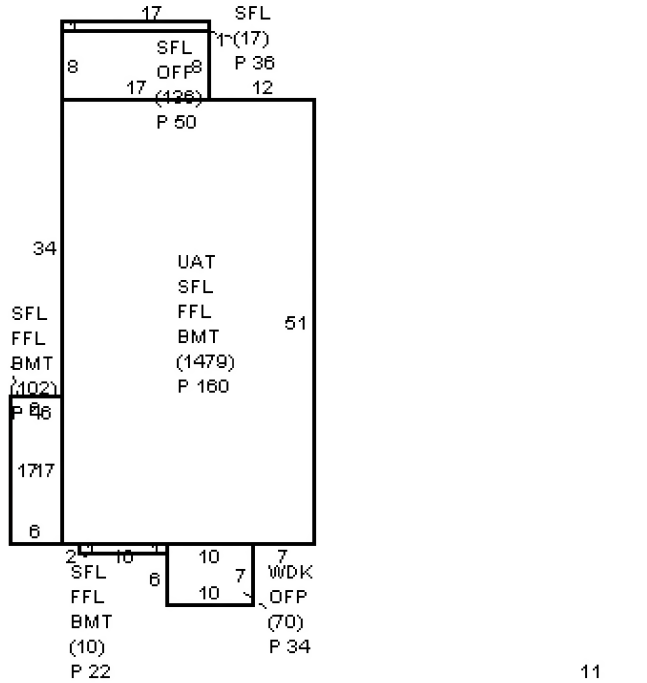
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	4	
1	6	3	
Totals			
3	16	11	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	163.99
Special Features:	0	Val/Su Net:	124.44
Final Total:	693400	Val/Su SzAd	207.92

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,744	163.990	285,999
BMT	Basement	1,591	65.190	103,711
FFL	First Floor	1,591	163.990	260,909
UAT	Upper Attic	370	65.600	24,254
OFP	Open Porch	206	24.500	5,048
WDK	Deck	70	16.000	1,120

Net Sketched Area:	5,572			Total:	681,041
Size Ad	3335	Gross Are	6681	FinArea	4131

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 047.0-0008-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X18	A	AV	1921	22.31	T	40	105			4,600			4,600

More:	N	Total Yard Items:	4,600	Total Special Featues:	

Total: 4,600